

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

July 7th, 1981 9:00 A.M.

Present: Johnie O. Boatright, Chairman
 Gerald Atkinson
 Margaret A. Brown
 George Counts
 W. W. Crosby
 Harry I. Driggers
 Billy R. Gibson
 Bill Hicks

Also Present: Craig B. Mahlman, Executive Director
 Deborah B. Chapman, Zoning Administrator

Chairman Boatright called the meeting to order. Invocation was then given by Mr. Gibson.

Deerfield Station Subdivision
 Final Plat
 American Development Corporation, Developers
 C. P. McDonald, Engineer
 Joe Biletszkov, Surveyor

Mr. Doug Hendrick, agent, and Mr. Joe Biletszkov, surveyor, were present for discussion of the above plat.

Mr. Mahlman pointed out that the subject property is located off U.S. Highway 17 North, just west of Windward Acres Subdivision. He stated that the property contains 12.84 acres with 24 single-family lots zoned PD-G Planned Development - General.

Mr. Mahlman explained that the preliminary plat of the above subdivision was approved by the Planning Commission approximately 2 years ago. The final plat was then submitted for discussion.

Mr. Mahlman pointed out that a performance bond in the amount of \$24,800 has been submitted for public improvements.

Following discussion, Mr. Mahlman stated that the plat meets the requirements for final plat approval and recommended approval subject to the County Engineer excepting the performance bond.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to approve the Final Plat of Deerfield Station Subdivision, subject to the performance bond being approved by the County Engineer.

Deerwood Estates Subdivision, Section Two
Preliminary Plat

Marshwood Estates Ltd., Developers
John H. Ringeling, Engineer
Sonny Kicklighter, Surveyor

Mr. Charles McMillian was present for discussion of the above plat.

Mr. Mahlman pointed out that the subject property is located off Highway 303 on Anchor Drive, which is an existing County dirt road. He stated that the property consists of 7.75 acres with 15 single-family lots zoned PD-R Planned Development - Residential.

The subject plat was then submitted for review. Mr. Mahlman pointed out that the only new road to be constructed is a cul-de-sac to serve 7 lots.

Mr. Mahlman stated that the Corps of Engineers will review and establish the marsh upland boundary line prior to final plat review. He stated that the applicant has already requested the information from the Corps of Engineers and is awaiting their response.

In that the plat meets all the requirements for preliminary plat approval, the staff recommended approval.

Motion was made by Mr. Driggers, seconded by Mr. Crosby and unanimously adopted to approve the Preliminary Plat of Deerwood Estates Subdivision, Section Two.

St. Simons Island Club Subdivision, Phase V
Preliminary Plat

Sea Island Properties, Developers
Thomas and Hutton, Engineers
George Underwood, Surveyor

Messrs. Dewey Benefield and George Underwood were present for discussion of the above subdivision plat.

It was noted that Mr. Gibson and Mr. Atkinson abstained from discussion and action on the above matter due to a conflict of interest.

Mr. Mahlman pointed out that the subject plat is Phase V of the St. Simons Island Subdivision. He stated that it consist of 19.56 acres with 33 single-family lots zoned PD-G Planned Development - General.

Mr. Mahlman stated that the plat meets all the requirements for preliminary plat approval, therefore the staff recommends approval.

Motion was made by Mrs. Brown and seconded by Mr. Crosby to approve the Preliminary Plat of St. Simons Island Club Subdivision, Phase V.

GC - 15 - 81

Request to rezone from GR General Residential to GC General Commercial, a lot containing 5,500 square feet at the south-east intersection of Johnston Street and 4th Street with frontage of 55 feet on 4th Street, Lots 18 and 19 of Block A in Washington Heights Subdivision

Attorney William Orange was present to represent the above request submitted by property owners Carl Sams and Harold Sams.

Mr. Mahlman pointed out that the subject property is just outside the city limits located on 4th Street. He stated that at the present time the subject property is vacant land that the owners propose to construct a barber shop.

It was pointed out that the surrounding zoning is HC Highway Commercial to the north, GC General Commercial to the east, and GR General Residential to the south and west.

Mr. Mahlman stated that the staff recommends approval of the above request.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to recommend approval of the subject request.

GC - 19 - 81

Request to rezone from R-6 One-Family Residential to GR General Residential, a tract of land containing 4.94 acres lying just south of the Malcolm McKinnon Airport Industrial Park area, approximately 430 feet north of the intersection of Mallory Street and George Lotson Avenue on St. Simons Island

Mr. Jasper Barnes, property owner, and Mr. Bill Kirby were present for discussion of the above request.

Mr. Mahlman pointed out that this request was deferred at the last Planning Commission meeting in order that additional information regarding the access could be obtained. Mr. Mahlman stated that the Airport Commission has met on this matter and recommends that the property owner be granted access to Skylane Road across the southern boundary of Lot 111 of the Industrial Park Subdivision. Also that the property owner allow for continuous access to the adjacent property to the west. He stated that the Airport Commission felt that the proposed access as shown on the site plan to the north would create an incompatible mix of industrial and residential uses and heavy traffic, if allowed.

Mr. Hicks stated that he does not feel that Mr. Barnes, property owner, should be responsible for providing access to the property owner to the west that if access is needed that it can be obtained at a later date.

Mr. Gibson stated that the decision before the Planning Commission at this time is to recommend the rezoning of the property or to recommend denial of the request not to decide about the access.

It being noted that prior to development of the subject property a preliminary and final subdivision plat will have to be approved.

Motion was made by Mr. Gibson, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

GC - 23 - 81

Request to rezone from R-12 One-Family Residential to M-6 One-Family Residential (Mobile Home), a tract of land containing 16.59 acres, bound by Country Club Park Subdivision on the north, Tiffany Estates Subdivision on the south and Glynn Marsh Subdivision on the west, subject property being located at the end of Culligan Drive

Mr. Steve Ellis was present to represent the above request submitted by Mainland Development Corporation.

Mr. Mahlman pointed out that the subject property is located within an area that is being developed as mobile home subdivisions and mobile home parks. He explained that adjacent to the subject property to the east is property that was granted final plat approval for a mobile home subdivision at the last Planning Commission meeting.

Mr. Mahlman then presented a layout plan for the proposed subdivision. He stated that the applicant proposes to call the subdivision Pinewood Estates Mobile Home Subdivision with

approximately 76 lots. He stated that if the rezoning is granted, the applicant must comply with the Glynn County Subdivision Regulations by submitting a preliminary and final plat for approval prior to development.

Mr. Mahlman stated that the staff recommends approval of the above rezoning request.

Following discussion, motion was made by Mr. Driggers, seconded by Mr. Counts and unanimously adopted to recommend approval of the rezoning to allow the development of a mobile home subdivision.

GC - 24 - 81

Request to rezone from GI General Industrial to MH Mobile Home Park, a tract of land containing 12.98 acres fronting 1,474.5 feet on Georgia Highway 99 (Grants Ferry Road), approximately 1.6 miles east of Sterling, being a portion of the Lewis and Harrell Tract; being bound on the south and east by Union Camp Inc. property and on the west by Brunswick Pulp and Paper Company property

This item was deferred until the next Planning Commission meeting in order that someone can be present to represent the matter.

GC - 25 - 81

Request to rezone from GI General Industrial to HC Highway Commercial, a tract of land containing 19,944 square feet fronting 150 feet on Habersham Street Extension approximately 359 feet north of Pine Street, being a portion of Lots 21 and 22 of Addition Number One Community Subdivision

Mr. Edward Parker, agent, was present for discussion of the above request.

Mr. Mahlman pointed out the location of the subject property being located in front of Parker Helms on Habersham Street. He stated that the proposed use of the property will be for the construction of an office building.

Mr. Mahlman stated that the property is surrounded by industrial zoning on the north, south and west and residential to the east. He stated that the rezoning of the property would create a lot split with less than 1 acre as recommended in GI General Industrial.

Mr. Mahlman stated that there is a need to concentrate and isolate industrial uses. He stated that industrial uses have many adverse effects so industrial uses need to be kept apart from non-industrial uses.

Mr. Mahlman stated that he feels a rezoning to commercial would be an intrusion. Therefore he stated that the staff recommends denial.

Mr. Parker stated that the area does not contain heavy industrial uses. He stated that the type uses in the area are building supply store, etc. of office type uses. He stated that he feels the rezoning would be an upgrading of the area.

Mr. Driggers stated that there are offices located within the area. Thereupon, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

GC - 26 - 81

Request to rezone from LI Limited Industrial to HC Highway Commercial, a tract of land containing approximately 61,000 square feet located at the intersection of Key Drive and New Community Road with frontage of 279.61 feet on Key Drive, being Lot 17 of the Key Industrial Park; and

A Conditional Use Permit to allow the sale of merchandise on the premises, automobile dealership

Attorney Thomas Dickey and Mr. Bob Montgomery were present for discussion of the above request.

Mr. Mahlman pointed out that the subject property is located at the intersection of Key Drive and Community Road. He stated that the subject property is a leased piece of property to a car dealership, Toyota. He explained that the subject property is located within the Key Industrial Park with industrial zoning on all sides of the property.

Mr. Mahlman explained that access to the property will be via Key Drive. He stated that at the present time the cars for sale are being parked on the grass without sufficient off-street parking.

Mr. Mahlman emphasized the need for concentration in industrial areas, pointing out that the property is located within the Key Industrial Park. He stated that the staff does not feel that there is justification to rezone the subject property, in that there is sufficient property more compatible for the type use proposed besides an industrial area.

Attorney Dickey stated that Mr. Montgomery proposes to renovate the existing building if the property is rezoned. He stated that Mr. Montgomery does have a lease with Jack Hart, however the lease is a long-term lease with an option to purchase. He then presented pictures of the area. He pointed out that to the east is an oil company, to the west

is a truck traffic operation, with Town and Country and Five Transportation being across the street. Mr. Dickey then stated that he feels an automobile dealership to be kin to industrial more than commercial.

Mr. Montgomery then showed his proposed development plans. He stated that the existing building will be renovated, etc. He then stated that they propose to obtain access via Community Road not Key Drive, if possible.

Mrs. Brown stated that Ellis Marine is located within the Key Industrial Park and they park boats for sale. She stated that she does not see the difference in parking boats and parking automobiles for sale. Therefore, she made a motion to recommend approval of the above rezoning. With a further motion to also approve the conditional use permit. Motions were seconded by Mr. Atkinson and unanimously adopted.

CUP - 4 - 81 B

Request for a Conditional Use Permit within a RR Resort Residential Zoning District to permit walkways and promenade, boardwalk with dune crossover ramp (subject to DNR approval beyond Shore Assistance Line), swimming pool and bath house, access drives and utilities lines within the pool and building area, on a tract of land containing 6.69 acres, with frontage of 175 feet on Ocean Boulevard and Olive Way, subject property being the site of the Sea Palms Beach Club and additional land to the east

Mr. Chuck Munn, agent for Bay Colony Properties, was present for discussion.

Mr. Munn pointed out that the condominium units that are proposed to be built along with the above are a permitted use within the RR Resort Residential Zoning District. He pointed out that several months ago he came before the Planning Commission for a conditional use permit to allow a private club and commercial services. He explained that Mr. Lewis, County Building Official stated that since the subject property is located within the Beach and Dune District that we would have to come back to the Planning Commission to obtain approval for the above uses. Mr. Munn then explained that all the uses are behind the DNR Shore Assistance Line.

Following discussion, a motion was made by Mr. Gibson, seconded by Mr. Hicks and unanimously adopted to approve a conditional use permit to allow the above uses.

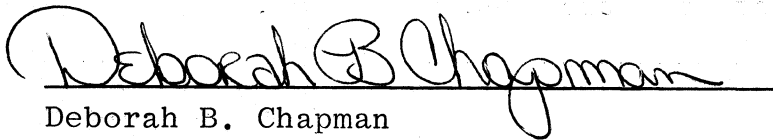
Upon a motion made by Mr. Crosby and seconded by Mr. Gibson the Minutes of June 2nd, and June 16th, 1981, were adopted.

Chairman Boatright expressed that a public hearing needs to be scheduled regarding the St. Simons Plan.

July 28th, 1981, at 9:00 a.m. was set as the date and time for the public hearing.

It being noted that at the subject hearing discussion will be held on the proposed amendments to the Glynn County Zoning Ordinance, GC - 2 - 81 B.

Meeting Adjourned at 10:00 A.M.


Deborah B. Chapman